



Clay Pit Piece, Saffron Walden
£144,000 Leasehold

KH Kevin
Henry

Key Features

 1  1  D  B



89 years remaining on the lease

Ground Rent: £250.00 pcm

Review due: Ask Agent

Service Charge: £1140.00 pcm

Review due: Ask Agent

- Chain free
- One bedroom flat
- Good size lounge/diner
- Well-equipped kitchen
- Bathroom

Calling all investors, first time buyers and downsizers. Excellent opportunity to purchase this decent sized one bedroom flat in a popular part of saffron Walden. The entrance hall provides access to the rooms comprising of a good size, bright lounge/diner, well-equipped kitchen, double bedroom and bathroom. The kitchen benefits from two storage cupboards of which one houses the hot water cylinder.

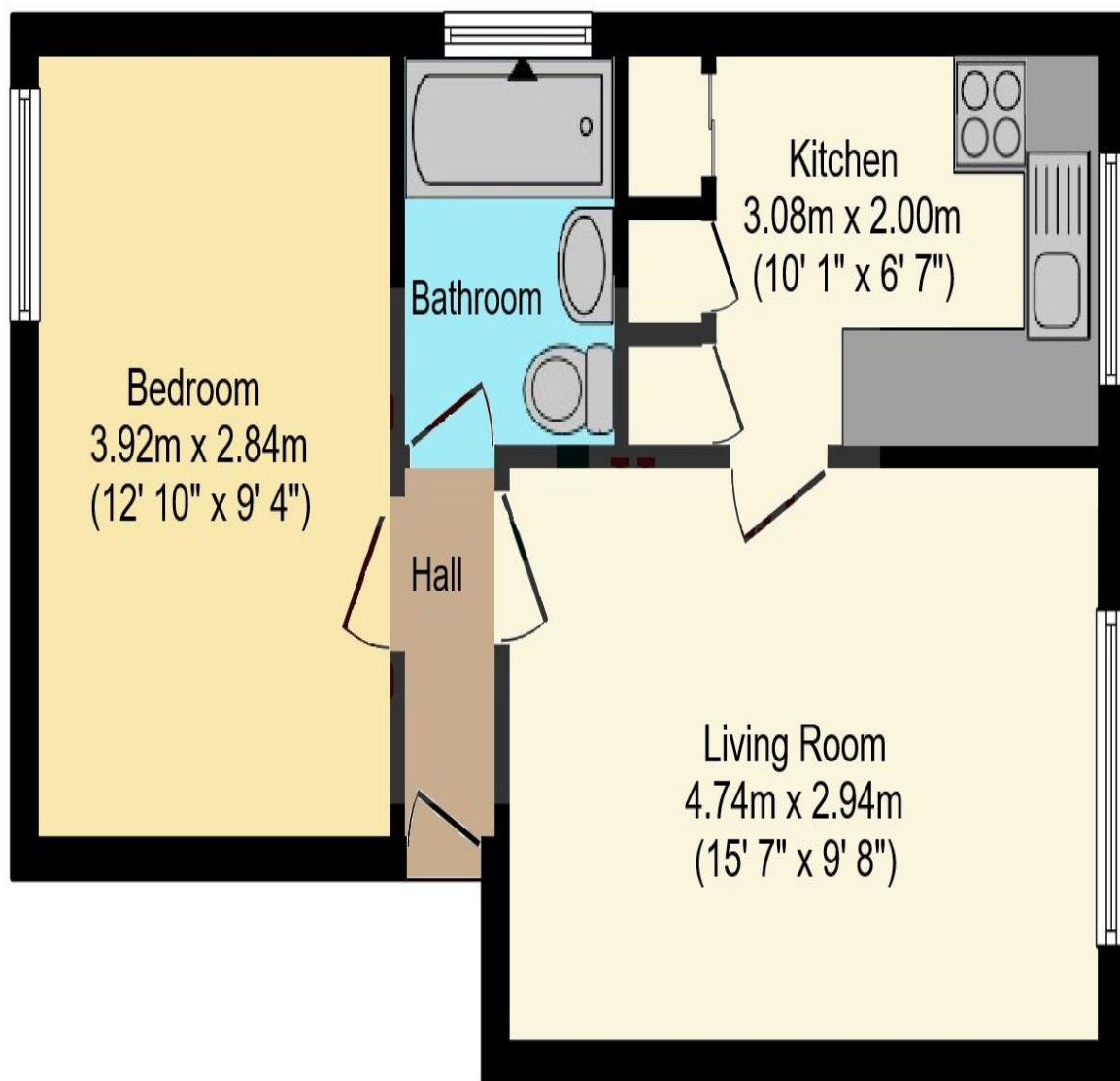


To the front is ample communal parking and well kept gardens.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Front
Communal Entrance
Hallway
Lounge/Diner
4.74m x 2.94
15'7" x 9'8"

Kitchen
3.08m x 2.00m
10'1" x 6'7"

Bedroom One
3.92m x 2.84m
12'10" x 9'4"

Bathroom
Ample communal parking
Communal garden space

Total floor area 39 sq.m (419 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part any of agreement. No liability is taken for any error, omission, or misstatement. A part must rely upon its own inspections(s). Powered by www.propertybix.io

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To view this property call Kevin Henry on:
01799 513632

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 01799 513632

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 SCAN ME



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